

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
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PLANNING DEPARTMENT

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BOARD OF ADJUSTMENT AFTER ACTION

FRIDAY, SEPTEMBER 6, 2002 - 9:00 A.M.

A. PROGRESS REPORTS

1. **FILE NO. 2794 REGIUS PROPERTIES, INC.**
734 MICHIGAN AVENUE

The applicant will present a progress report as a requirement of an extension of time which was granted on March 1, 2002. Variances were originally granted on March 2, 2001 for the construction of a four-story, eight unit apartment building with twelve parking spaces. The extension of time gives the applicant until March 2, 2003 to obtain a building permit, and until September 2, 2004 to complete the project.

B. CONTINUED CASES

2. **FILE NO. 2880 63rd STREET ASSOCIATES, LTD.**
250 W. 63rd STREET (a/k/a AQUA)

This case is continued from the meeting of July 2, 2002, due to the lack of a quorum for this project.

The applicant is requesting the following variance in order to construct a 12 story residential tower:

1. A variance to exceed by 17 feet the maximum permitted height of 120 feet in order to construct a new residential tower with a height of 137 feet (average height of sloped roof).

APPROVED

3. **FILE NO. 2881 1229 PARTNERS, LLC**
1778-1784 WEST AVENUE

This case is continued from the meeting of July 2, 2002.

The applicant is requesting the following variance in order to construct a new storage warehouse:

1. A variance to waive all of the required side yard setback facing a street of 10 feet in order to construct a new storage warehouse.

APPROVED

C. NEW CASES

**4. FILE NO. 2890 ANNELIESE & ADAM GELBER
5916 PINETREE DRIVE**

The applicant is requesting the following variances in order to substantially rehabilitate an existing two story garage and maid's quarters:

1. A variance to waive 2.6' of the minimum required side yard setback of 7.5' in order to substantially rehabilitate an existing accessory structure 4.9' from the side property line.
2. A variance to waive 2.5' of the minimum required rear yard setback of 7.5' in order to substantially rehabilitate an existing accessory structure 5' from the rear property line.
3. A variance to exceed by 142 sq. ft. the maximum allowable lot coverage of 360 sq. ft. within the required rear yard in order to substantially rehabilitate the existing accessory structure with a lot coverage of 504 sq. ft.

APPROVED

**5. FILE NO. 2891 1080 ALTON ROAD, LLC
1050-1080 ALTON ROAD**

The applicant is requesting the following variance in order to sell/serve alcoholic beverages at an existing restaurant:

1. A variance to waive 108 feet of the minimum required 300 foot separation between a business that sells/serves alcoholic beverages and an educational facility in order to sell/serve alcoholic beverages at an existing restaurant 192 feet from Beis Hamedrash Levi Yitzchok School.

APPROVED

**6. FILE NO. 2892 NORM & DEE, CORP.
1220 NORMANDY DRIVE**

The applicant is requesting the following variance in order to add liquor service at an existing nonconforming bar located within 300 feet of a religious institution.

The subject property was previously licensed for only beer and wine sales. (Note: The Sephardic Congregation of Florida Synagogue is located 31.5 feet from the subject property.)

1. A variance to waive 269' of the minimum required 300' distance separation between a religious institution and a bar in order to serve liquor at the subject property, located 31' from a religious institution.

APPROVED

**7. FILE NO. 2895 JEFF & JALEH BAST
123 W. RIVO ALTO DRIVE**

The applicant is requesting the following variance in order to construct an addition on the rear of an existing single family residence.

1. A variance to waive 12.5 feet of the required 20 feet minimum required rear yard setback in order to construct an addition 7.5 feet from the rear property line.

APPROVED

**8. FILE NO. 2897 LEIGH KLOSTERMAN
834 RAYMOND STREET**

The applicant is requesting the following variance in order to retain an existing canvas carport constructed in the required front yard of a townhouse development.

1. A variance to waive 15 feet of the minimum required front setback of 20 feet in order to retain an existing detached canvas and pipe carport that is 5 feet from the front property line.

APPROVED

**9. FILE NO. 2898 SALOMON GUERRA
844 RAYMOND STREET**

The applicant is requesting the following variance in order to retain an existing canvas carport constructed in the front yard of a townhouse development.

1. A variance to waive 15 feet of the minimum required front setback of 20 feet in order to retain an existing detached canvas and pipe carport that is 5 feet from the front property line.

APPROVED

**10. FILE NO. 2899 GUS RENNY PROMOTIONS, LLC
140-150 OCEAN DRIVE
LOTS 2 AND 3; BLOCK 2
OCEAN BEACH FLORIDA SUBDIVISION
PB 2-38; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct an elevator and stair to access a proposed 2nd floor accessory-use bar/lounge:

1. A variance to waive 2' – 2" of the minimum required rear yard setback of 11' – 6" in order to construct an elevator and stair 9' – 4" from the rear property line facing the alley.

CONTINUED TO THE NOVEMBER 1, 2002 MEETING